

**MINUTES OF THE REGULAR MEETING OF THE  
SAN MARCOS PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS, CITY HALL  
April 10, 2012**

**1. Present**

**Commissioners:**

Bill Taylor, Chair  
Curtis Seebeck, Vice Chair  
Randy Bryan  
Travis Kelsey  
Carter Morris  
Chris Wood  
Corey Carothers  
Bucky Couch

**City Staff:**

Matthew Lewis, Development Services Director  
Roxanne Nemcik, Assistant City Attorney  
Francis Serna, Recording Secretary  
John Foreman, Planning Manager  
Abigail Gillfillan, Permit Manager  
Alison Brake, Planner  
John Stanley, Planner

**2. Call to Order and a Quorum is Present.**

With a quorum present, the Regular Meeting of the San Marcos Planning & Zoning Commission was called to order by Chair Taylor at 6:00 p.m. on Tuesday April 10, 2012 in the Council Chambers, City Hall, City of San Marcos, 630 E. Hopkins, San Marcos, Texas 78666.

**3. Chairperson's Opening Remarks.**

Chair Taylor welcomed audience and viewers. He announced that that no action will be taken on items 17 and 18 and that the items will be postponed. Chair Taylor advised everyone that if they wished to speak on the items they should speak during the Citizen Comment Period.

**4. NOTE:** *The Planning & Zoning Commission may adjourn into Executive Session to consider any item listed on this agenda if a matter is raised that is appropriate for Executive Session discussion. An announcement will be made of the basis for the Executive Session discussion. The Planning and Zoning Commission may also publicly discuss any item listed on the agenda for Executive Session;*

**5. 30 Minute Citizen Comment Period**

There were no citizen comments.

**6. Interim Zoning Strategies Update**

Collette Jamison, Assistant City Manager announced and invited the Commission to the Community Open House on April 18<sup>th</sup> from 10 am-7 pm at the Activity Center Room 2 and 3 to address concerns regarding Interim Zoning Strategies, LDC & Architectural Design Standard Amendments and Park Rules. Input from the April 18<sup>th</sup> Open House will be brought to the Commission at the April 24<sup>th</sup> P&Z meeting. A City Council workshop will be held on April 26<sup>th</sup>.

## **Consent Agenda:**

**7. PC-12-05(03) (Blanco Vista Phase 3, Section 1)** Consider a request by CSF Civil Group on behalf of Brookfield Residential for approval of a Final Plat for approximately 5.832 acres, more or less, out of the Blanco Vista subdivision, for 40 lots, located at Trail Ridge Pass at Blanco Vista Boulevard.

**MOTION:** Upon a motion made by Commissioner Seebeck and a second by Commissioner Morris the Commission approved on consent PC-12-05(03). The motion carried unanimously.

## **Public Hearing**

**8. 2012-10628 (Qualified Watershed Protection Plan Phase 1, C&G Development)** Hold a public hearing and consider a request by Stephen Ramsey, PE, on behalf of C&G Development, Inc., for a Qualified Watershed Protection Plan Phase 1 for the future development of approximately 99 acres at and southwest of the intersection of Craddock Avenue and Wonder World Drive.

Chair Taylor opened the public hearing.

Steve Ramsey, Ramsey Engineering, 3206 Yellow Pine Terrace, Civil Engineer for the owners pointed out that Kathy Woodlee, City Engineer did a great job. Mr. Ramsey briefly mentioned the proposed 85% removal increase is justifiable based on criteria manual, LID methods, and sedimentation detention pond. He added that they are exceeding code requirements. Mr. Ramsey mentioned that the owner is proposing to dedicate 36 acres of land for connectivity. He added that he was available to answer questions.

Diane Wassenich, 11 Tanglewood commented to the Commission that they make sure that they understand when a sedimentation pond is built they run into the danger of ponds collapsing. She pointed out that she previously sent a photo to Matt of a pond that collapsed because of the solution of water penetrating the recharge feature and washing out some sort of cavity. The pollution was funneled into the aquifer. She reminded that Commission that the city does not have enforcement or monitoring of BMP's. Ms. Wassenich added that a monitoring system needs to be set up.

There were no additional citizen comments and the public hearing was closed.

**MOTION:** Upon a motion made by Commissioner Carter and a second by Commissioner Wood the Commission voted seven (7) and one (1) against to approve 2012-10628. The motion carried. Chair Taylor voted no.

**9. CUP-12-14 (Green Parrot)** Hold a public hearing and consider a request by Rolling Hills Food and Beverage Inc. on behalf of Green Parrot for a renewal of an existing Unrestricted Conditional Use Permit to allow the continued sale of mixed beverages for on-premise consumption at 124 N. LBJ Drive.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

**MOTION:** Upon a motion made by Commissioner Wood and a second by Commissioner Seebeck Commission voted on consent to approve CUP-12-14 with the condition that the permit shall be valid for the life of the TABC license, provided standards are met, subject to the point system. The motion carried unanimously.

**10. CUP-12-15 (Wok & Roll Restaurant)** Hold a public hearing and consider a request by Mei Wan Lai on behalf of Wok & Roll Restaurant for renewal of an existing Conditional Use Permit to allow the continued sale of beer and wine for on-premise consumption at 812 S. Guadalupe Street.

Chair Taylor opened the public hearing. There were no citizen comments and the public hearing was closed.

**MOTION:** Upon a motion made by Commissioner Wood and a second by Commissioner Seebeck the Commission voted on consent to approve CUP-12-15 with the condition that the permit be valid for six months, provided standards are met subject to the point system. The motion carried unanimously.

## **Non Consent Agenda:**

**11. LDC-12-01 (Multifamily Design Standards)** Discuss an amendment to the City's Land Development Code by adding Division 3: Multifamily Residential Design Standards to provide for additional building and site design control.

Concerns were raised by Commissioner Wood and Vice Chair Seebeck regarding façades, materials, building entries, windows, screening of mechanical equipment, and the section on sustainable design criteria.

**12. LDC-12-03 (Use Matrix)** Discuss an amendment to the City's Land Development Code modifying the Land Use Matrix under Section 4.3.1.2 to further distinguish between Commercial districts and to provide for the Hopkins Street Overlay.

John Foreman, Planning Manager pointed out that the uses of loft apartments and multi-family units were not allowed under the proposed Hopkins Street Overlay district. No other concerns were raised by Commissioners.

**13. LDC-12-04 (Tree and habitat preservation)** Discuss an amendment to the City's Land Development Code modifying Chapter 5, Article 5, to clarify tree and habitat preservation.

Commissioners Wood, Seebeck and Morris raised concerns regarding: the discretion of the Director in certain sections, wanting to see City Details and Specifications in the ordinance and not a separate manual, no monitoring requirement, and the removal of language under Application. Chair Taylor commented that he is not in support of regulating trees of single family residential homes.

**14. LDC-12-07 (Clarify notice procedures)** Discuss an amendment to the City's Land Development Code to clarify Section 1.3.2.1 for required notices by application type.

**15. LDC-12-10 (Hopkins Street Overlay)** Discuss an amendment to the City's Land Development Code to establish an Overlay District, in Section 4.2.4.2 on Hopkins Street from Moore Street to Bishop Street, providing for additional uses, signage standards and provisions for existing uses.

Chair Taylor thanked the neighborhood group that came out in support of the Hopkins Street Overlay.

**16. LDC-12-11 (SmartCode Revisions)** Discuss an amendment to the City's SmartCode, Articles 1, 3 and 5 to clarify process and language.

**17. LUA-11-25 (River Road – Capes Camp)** Discuss and postpone a request by Thornton Family Investments for a land use amendment from Commercial to Medium Density Residential for a 4.2 acre, more or less, tract out of the J.M. Veramendi Survey No. 2, Abstract 17, located along River Road and IH 35.

**18. ZC-11-39 (River Road – Capes Camp)** Discuss and postpone a request by Thornton Family Investments for a zoning change from Future Development (FD) and Community Commercial (CC) to Multi-family (MF-12) for a 23.16 acre, more or less, tract out of the J.M. Veramendi Survey No. 2, Abstract 17, located along River Road and IH 35.

Chair Taylor advised that no action would be taken on items LUA-11-25 and ZC-11-39 because the application was removed.

**19. Capital Improvement Project Plan** Presentation on recommendations for Capital Improvement Projects for 2012-2022.

Jennifer Shell gave a presentation of the Capital Improvements Projects for 2012-2022. The Commission did not have any questions and were advised to contact staff if they had any concerns.

**20. Development Services Report**

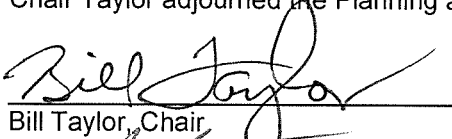
Matthew Lewis invited the Commission to the LDC Revisions and Architectural Standards Open House on Wed., April 18<sup>th</sup> at the Activity Center Room 1 from 10:00 a.m. – 7:00 p.m.

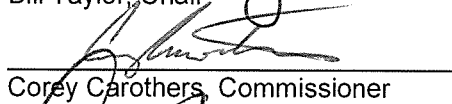
**21. “Question and Answer Session with Press and Public.** *This is an opportunity for the Press and Public to ask questions related to items on this agenda.”*

There were no questions from the Press and Public.

**22. Adjourn.**

Chair Taylor adjourned the Planning and Zoning Commission at 8:25 p.m. on Tuesday, April 10, 2012.

  
Bill Taylor, Chair

  
Corey Carothers, Commissioner

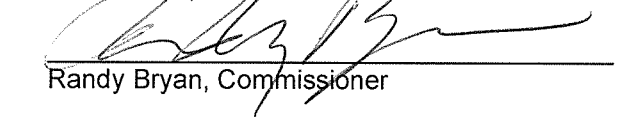
  
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ATTEST:

  
Francis Serna, Recording Secretary